



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Jeffrey D. Belanger, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, January 12, 2023 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Rehearing)

1. **ZBA2023-001**
1228-1230 Elm Street, CBD Zoning District, Ward 3

This case is a rehearing of case ZBA2022-138 that was granted a variance at the October 13, 2022 hearing.

John Cronin, Esq., (Agent) proposes to create 100 dwelling units in an existing building on a lot with 19,612 SF where 56,500 SF is required and seeks a variance from section **8.04** Minimum Buildable Lot Area, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 16, 2022.

(Current Cases)

2. **ZBA2022-156**
241 Cartier Street, aka 74 Putnam Street, R-3 Zoning District, Ward 11

Adam VanLandingham (Agent) proposes to establish a professional office use in a space formerly used for commercial pet grooming and seeks a variance from section **5.10(H-1)2** Business and Professional Offices, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 19, 2022.

3. **ZBA2022-157**
500 N. Commercial Street, AMX (AMH Overlay) Zoning District, Ward 3

Jilian Arsenault (Agent) proposes to maintain a 12 SF projecting sign on the front of the building for an upper floor tenant and seeks a variance from section **9.09(A)3** Signs, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 21, 2022.

4. **ZBA2022-158**
321 Kelley Street, B-1 Zoning District, Ward 11

Ronald Poirier proposes to maintain the use of vehicle sales and the display area for 10 vehicles, with 7 spaces within 4' of the street lot line, as well as maintain four signs on the canopy and one sign on the building that exceed the allowable number of signs and area and seeks a variance from sections **5.10(I)1** Sale of Motor Vehicles, **10.09(A)** Parking Setbacks and **9.09(A)2** Signs, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 21, 2022.

5. **ZBA2022-159**
136 Chauncey Avenue, R-1A Zoning District, Ward 1

Michael Sivigny proposes to construct a 912 SF accessory dwelling unit above an attached garage where 750 SF is allowed, create a front yard parking space and a driveway width of 33' where 24' is allowed and seeks a variance from sections **8.26(C)** Accessory Dwelling Unit, **10.09(B)** Parking Setbacks and **10.08(C)** Driveway Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 21, 2022.

6. **ZBA2022-160**
21 Mack Avenue, R-1B Zoning District, Ward 9

Fernando Hilarion proposes to establish a building contractor's yard with an 8' solid fence enclosing a 25' x 40' storage area for equipment, on a lot with frontage and width of 101' where 150' is required, without pavement for the driveway, without the required on-site maneuvering area requiring backing out into a public way, and without the required 50' limited activity buffer from adjacent residential lots and seeks a variance from sections **5.10(C)2** Building Contractor's Yards, **6.02** Lot Frontage and Width (2 counts), **10.07(E)** Parking Paving, **10.07(D)** Parking Maneuvering, **10.02(F)** Business Parking in a Residential District and **6.08(B)7** Screening Buffers, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 28, 2022.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**
2. **Review and approval of the ZBA Minutes of November 10, 2022 and December 8, 2022.**

3. **Any other business items from the ZBA staff or Board Members.**

**Full text of the agenda items is on file for review in the Planning & Community Development Department.
The order of the agenda is subject to change on the call of the Chairman.**